

**BOARD OF ADJUSTMENT  
CITY OF FORT LAUDERDALE**

**WEDNESDAY, OCTOBER 13, 1999  
7:30 P.M.**

**CITY HALL  
CITY COMMISSION CHAMBERS, 1<sup>ST</sup> FLOOR  
100 N. ANDREWS AVENUE  
FORT LAUDERDALE, FL**

**A G E N D A**

**Meeting Results**

- 1. APPEAL NO. 99-34**  
**APPLICANT:** **CHAVEZ ACQUISITIONS LIMITED PARTNERSHIP**  
**(Continued from September 8, 1999 Meeting)**  
**LEGAL:** Lots 34, 35, 36, 37, 38, 39, Block 19,  
Bryan Subdivision, P.B. 1. P. 18 (D).  
**ZONED:** RAC-WMU Zoning District.  
**STREET** **500-520 W. Broward Blvd.**  
**ADDRESS:** **Fort Lauderdale, FL 33301**

**APPEALING:** **Sec. 47-24.12.A.6.** to grant a temporary non-conforming use permit to allow the construction and use of a commercial parking lot, which does not meet ULDR requirements as it relates to **Sec. 47-13** – “RAC Image Streets;” **Sec. 47-20** – “Parking and Loading Regulations;” **Sec. 47-21** – “Landscape and Tree Preservation Requirements;” **Sec. 47-24** – “Development Permits and Procedures;” and, **Sec. 47-25** – “Development Review Criteria.”

**RESULTS:** **Continued to November 10, 1999** **In Favor: 7** **Opposed: 0**

- 2. APPEAL NO. 99-37**  
**APPLICANT:** **VIRGINIA DAGGETT**  
**(Continued from September 8, 1999 Meeting)**  
**LEGAL:** Acreage in 21-50-42, consisting of the W-123 ft.  
of E-130 ft. of E-130 ft. of N-190 ft. of N-1/2 of SW-1/4  
of NW-1/4 of SE-1/4 of Section 21, Township 50 South,  
Range 42 East, Broward County, FL.  
**ZONED:** RD-15/RS-8 Zoning District.  
**STREET** **1417-1423 SW 33<sup>RD</sup> Court**  
**ADDRESS:** **Fort Lauderdale, FL**

**APPEALING:** **Sec. 47-19.1.H** to permit three (3) accessory buildings built without permits on a parcel with the total aggregate floor area of 2,491 sq. ft. which is 199.60 % of the gross floor area of the principal buildings located on the parcel, whose total aggregate floor area is 1,248.4 sq. ft., where the Code requires that the total of all accessory buildings shall not exceed 49% of the gross floor area of the principal buildings on the site, either individually or together.

**RESULTS:** **Continued to November 10, 1999** **In Favor: 7** **Opposed: 0**

**3. APPEAL NO. 99-40**

**APPLICANT:** FLAGLER WAREHOUSE I, LLC/  
P. DOUGLAS MCCRAW/  
ANTHONY ABBATE, AGENT

**LEGAL:** Lots 1 through 10, Replat of Portion of Block 8,  
North Lauderdale, P.B. 21, P. 5.  
RAC-UV Zoning District. 31 Notices.

**ZONED:**

**STREET** **517 N.W. 1<sup>ST</sup> Avenue**

**ADDRESS:** **Fort Lauderdale, FL**

**APPEALING:** **Sec. 47-24.12.A.6.** to grant a temporary non-conforming use permit to allow a museum exhibit (Art Exhibition) in an existing warehouse thereby changing the use, where the Code requires a Site Plan Level II (Development Review Committee) approval for a change of use or different operation.

**RESULTS:** **Approved** **In Favor: 7** **Opposed: 0**

**4. APPEAL NO. 99-41**

**APPLICANT:** S/OP ASSOCIATES, LTD./PLAZA STILES TOWER/  
JEFF LIS/ROBERT BLAND, AGENTS

**LEGAL:** A portion of the 10-ft. alley east of Lots 2 through 5,  
Oliver's Subdivision of Lots 4 and 5, Block 29,  
Fort Lauderdale, P.B. 1, P. 46.  
RAC-CC Zoning District. 9 Notices.

**ZONED:**

**STREET** **300 SE 2<sup>nd</sup> Street**

**ADDRESS:** **Fort Lauderdale, FL**

**APPEALING:** **Sec. 47-13.4.G.7.(c)** and **Sec. 47-13.4.J.2.** to substitute palm trees in lieu of shade trees (on an Image Street or other RAC Zoning District Streets) for the minimum 50% shade tree requirements, where the Code requires an Image Street or other RAC Zoning District Streets to limit palm trees to no more than 50% of the plot frontage on an Image Street and other RAC Zoning District Streets.

**RESULTS:** **Denied** **In Favor: 2** **Opposed: 5**

**5. APPEAL NO. 99-42**

**APPLICANT:** CHERYL LYNN PEARSON  
and KAYE ALAN PEARSON

**LEGAL:** One-Half (1/2) of Lot 10, Block 6,  
Harbor Beach, Unit No. 2, P.B. 24, P. 26.  
RS-4.4 Zoning District. 10 Notices.

**ZONED:**

**STREET** **1637 East Lake Drive**

**ADDRESS:** **Fort Lauderdale, FL**

**APPEALING:** **Sec. 47-19.P.** to permit an 8' 3" rear yard for a freestanding shade structure that is 12'1" in length, where the Code requires a minimum of 10 ft. for a rear yard setback for a freestanding shade structure when a parcel is abutting a waterway.

**RESULTS:** **Continued to November 10, 1999** **In Favor: 7** **Opposed: 0**

**6.      APPEAL NO. 99-33**

**APPLICANT:**

**ROBERT H. MADSEN AND JOHN BARR**  
***(Request for Rehearing)***

## LEGAL:

Lots 2 and 3, Davis Industrial Subdivision, P. B. 58, P. 50. "I" (Industrial) Zoning District.

**ZONED:**

"I" (Industrial) Zoning District.

**STREET**

**1117/1131 NW 55<sup>th</sup> Street**

**ADDRESS:**

**Fort Lauderdale, FL 33309**

**APPEALING:** **Sec. 47-24.7** requesting a rehearing on the Order of the Board of Adjustment dated **September 2, 1999** denying a request for a special exception under **Sec. 47-19.5(F)(2)** to permit a wooden fence 6'6" in height and 135 ft. in length located on the west property line; 200 ft. in length located on the north property line; 18.8 ft. in length located on the east property line for a total of 353.8 linear feet to screen outdoor storage of goods and materials, where the Code requires in the Industrial ("I") zoning district a wall to screen outdoor storage of goods and materials from abutting non-residential properties.

**RESULTS:**      **Approved**

**In Favor: 7      Opposed: 0**

**7. FOR THE GOOD OF THE CITY.**

***The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:***

<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>

**GREG BREWTON**  
**ZONING ADMINISTRATOR**

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**NOTE:** *If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 761-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.*

**NOTE:** *If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*